

DAWSON  SAWYER

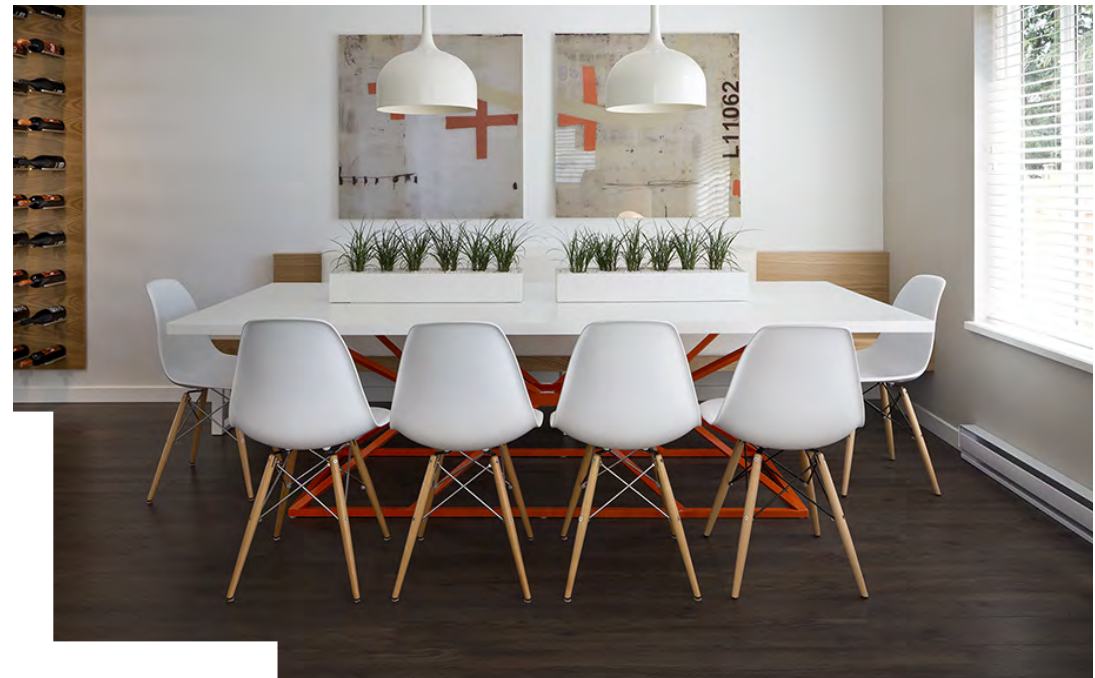
GUILDFORD THE GREAT II



GUILDFORD THE GREAT II

CLAIM YOUR KINGDOM

Layered landscaping of grasses, flowering shrubs and trees compliment the functional front stoops with individual entry gates and walkways. Enduring shingle style architecture highlights traditional design elements including well-proportioned gables, protruding bays, flower boxes and real wood shutters.



CONTEMPORARY LIVING ROOMS

Open living spaces with durable hardwood laminate flooring throughout main and lower living levels.

BEDROOMS FIT FOR A KING

Master bedrooms designed for king-sized beds, walk-in or walk-thru closets and flexible storage.

OPEN DINING AREAS

Entertaining made easy with large dining areas that actually fit your table, family and friends.

BEAUTIFUL BATHROOMS

Master ensuite bathrooms feature his + hers sinks and oversized showers with ceramic tile and modern fixtures.



GUILDFORD THE GREAT II

FORM AND FUNCTION

There is room for plenty in the Dawson + Sawyer A Plan. Careful space planning utilizes every inch, allowing for optimal placement of your gear. Master bedrooms are king-sized. Walk-thru closets lead to a large ensuite with his + hers sinks. The expansive main floor combines the dining room, centre island kitchen and sunken living room for contemporary open-concept living.

GUILDFORD THE GREAT II

WHAT'S IN YOUR NEIGHBOURHOOD?

SHOP

- Guildford Town Centre**
Hudson's Bay
Sephora
Walmart
Apple Store
Aritzia
Forever 21
H&M
Bath & Body Works
American Eagle Outfitters
London Drugs
- Central City Shopping Centre**
Bed Bath & Beyond
Future Shop
Winners
The Brick
Best Buy
- Real Canadian Superstore
- T & T Supermarket
- Hannam Supermarket

LEARN

- Harold Bishop Elementary
- Johnston Heights Secondary
- Guildford Public Library
- Guildford School of Music & Dance
- Simon Fraser University

DINE

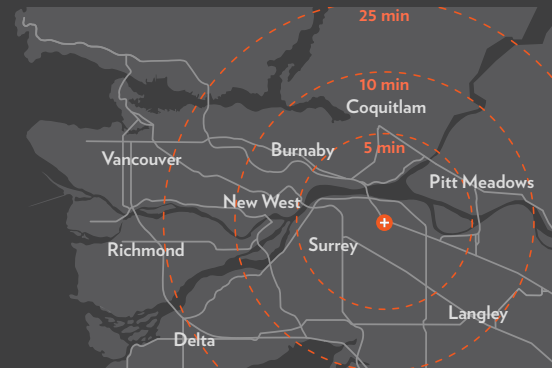
- Guildford Station Pub
- Lee Yuen Seafood
- Hanako Japanese Restaurant
- Pho Tau Bay
- Malaysian Hut Restaurant
- Sanhao BBQ Delight
- Chui Hong Korean Chinese
- Tim Hortons
- Kambingan
- The Happy Ocean Fish & Chips
- Rasila Sweets & Restaurant
- Moxie's Grill & Bar
- Earls Restaurant
- Guildford Town Centre**
Red Robin
White Spot
Boston Pizza
Milestones

PLAY

- Guildford Recreation & Aquatic Centre
- Anytime Fitness
- Sang Moo Tae Kwan Do School
- Landmark Cinemas

- B-Line
- Expo Line
- Millennium Line

DRIVING TIME



GUILDFORD LOCATION

Ideally situated on 158th Street just off of the Trans-Canada Highway, near major transit + commuter routes, in centrally located Guildford. Conveniently located within walking distance of schools, shopping, restaurants and recreation for everyone in the family.

GUILDFORD THE GREAT II



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SPACIOUS KITCHENS

Entertainment sized and well-appointed kitchens come standard with stone countertops, oversized islands, a high-arc faucet and stainless steel appliances. Modern finishings include your choice of dark oak flat panel or shaker cabinetry with stainless steel hardware and soft close doors.

Site Plan

GUILDFORD THE GREAT II



The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

A

Three Bedroom

1285 SF

GUILDFORD THE GREAT II



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A1

Three Bedroom

1331 SF

GUILDFORD THE GREAT II



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Am

Three Bedroom

1320 SF

GUILDFORD THE GREAT II



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A1m

Three Bedroom 1365 SF

GUILDFORD THE GREAT II



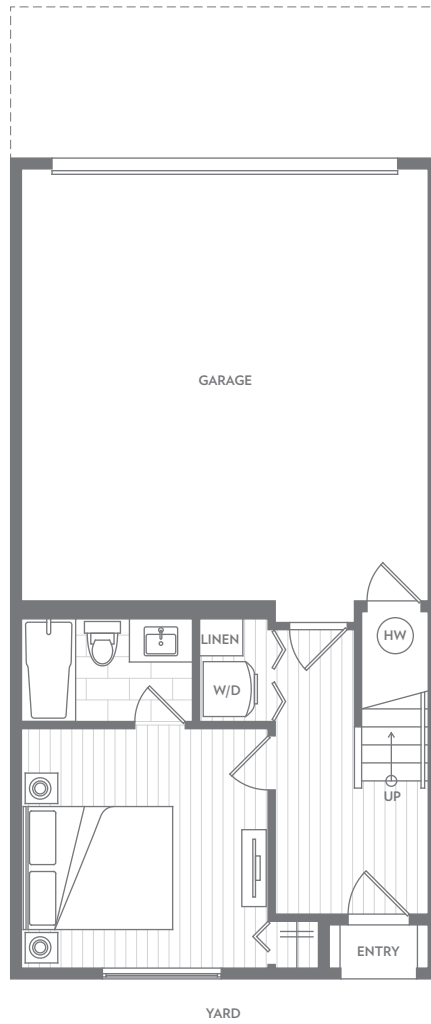
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F/F1

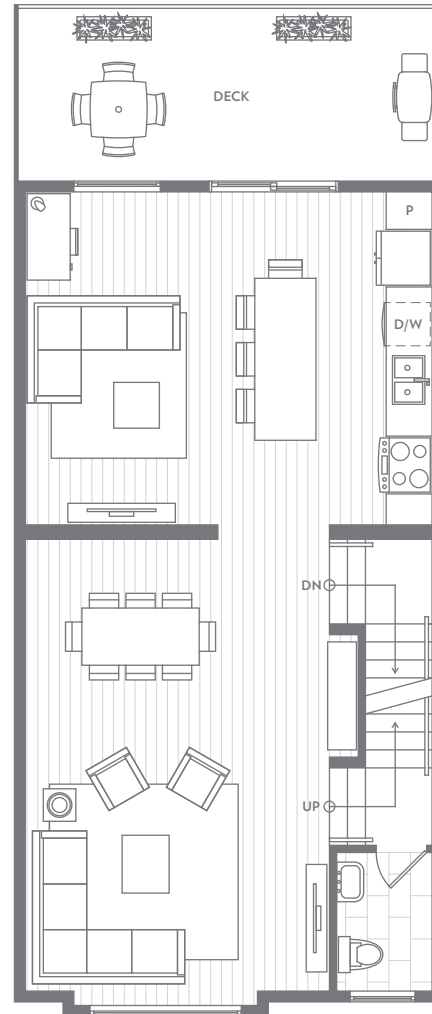
Four Bedroom

1765 - 1768 SF

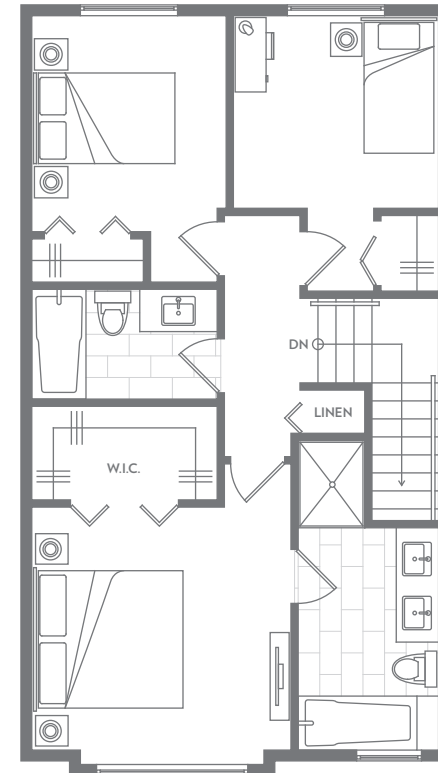
GUILDFORD THE GREAT II



GROUND



LIVING



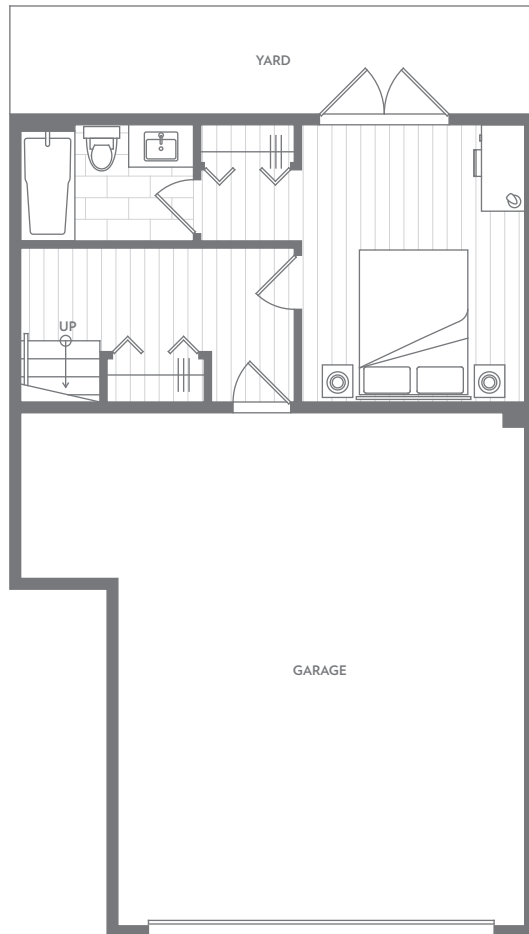
SLEEPING

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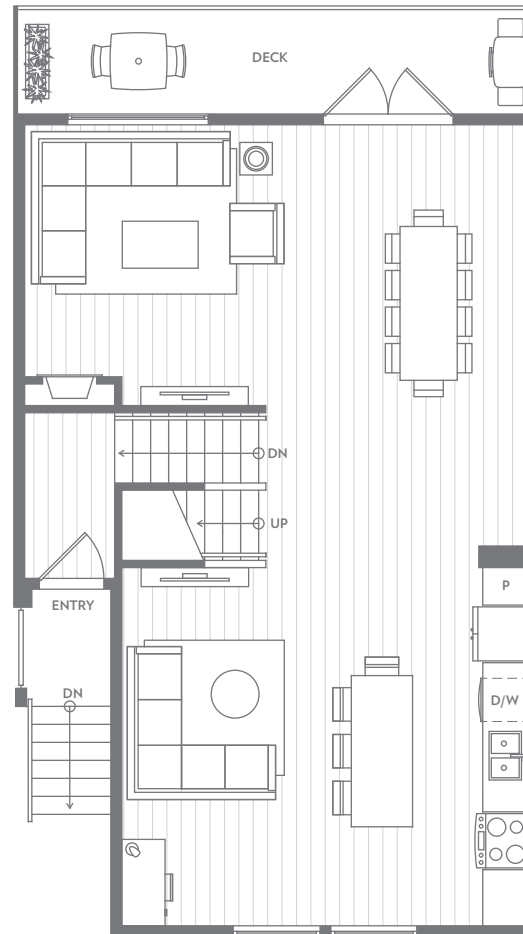
E/E1 Four Bedroom

2045 - 2056 SF

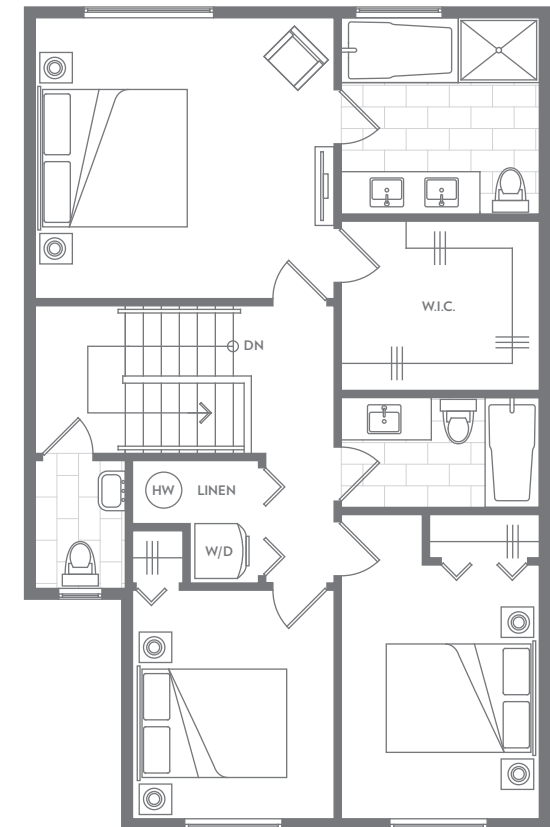
GUILDFORD THE GREAT II



GROUND



LIVING



SLEEPING

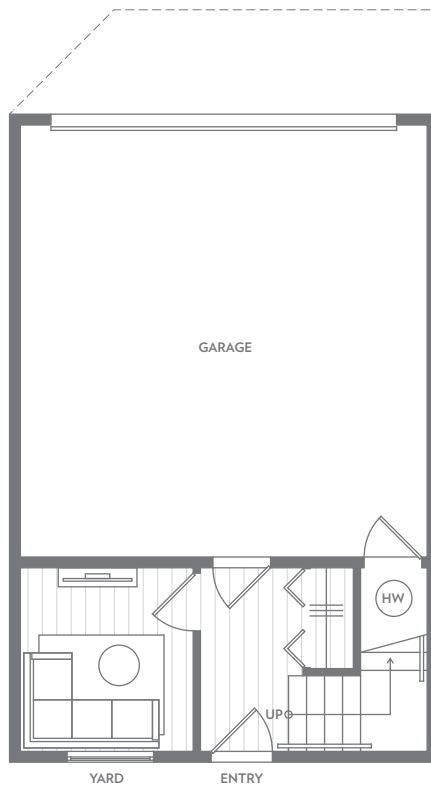
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G1

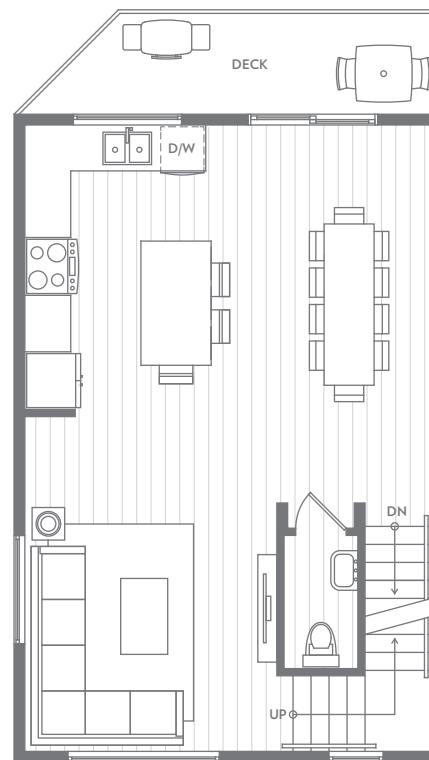
Three Bedroom + Den

1378 SF

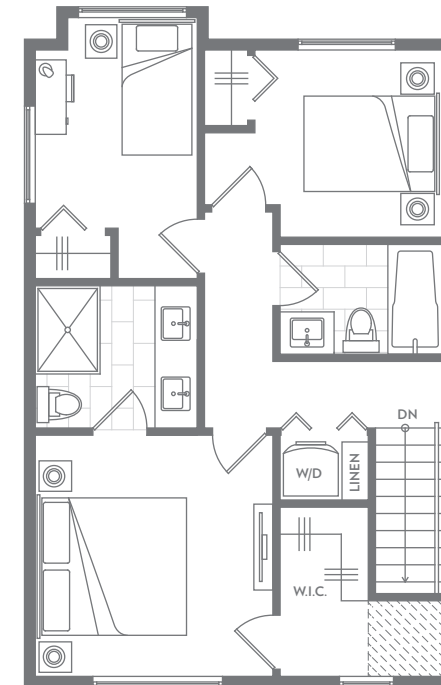
GUILDFORD THE GREAT II



GROUND



LIVING



SLEEPING

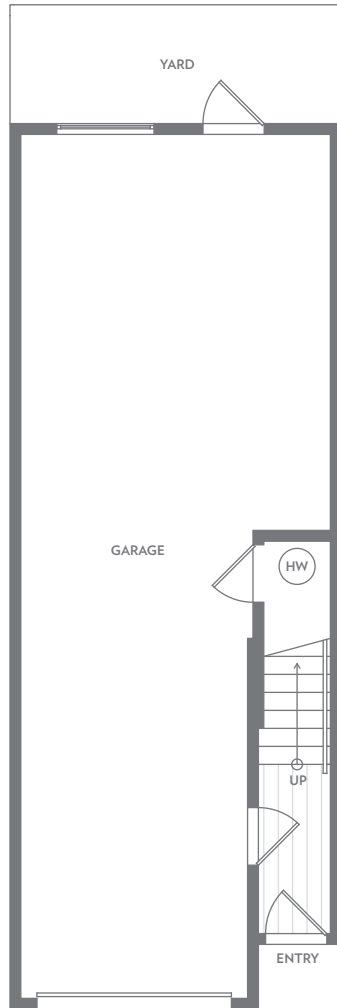
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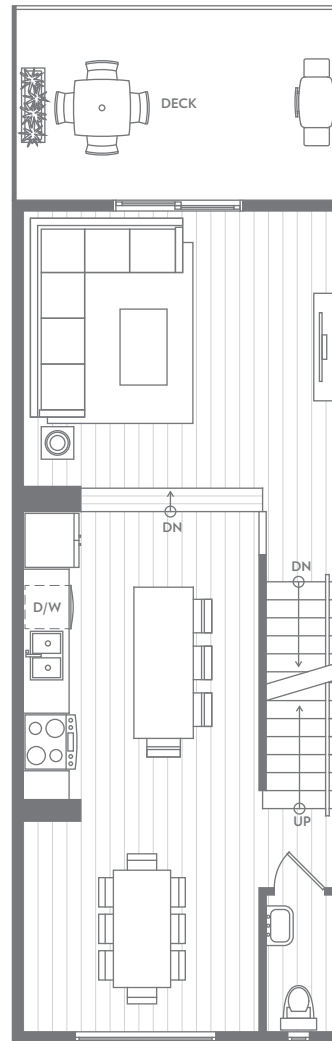
Two Bedroom

1285 SF

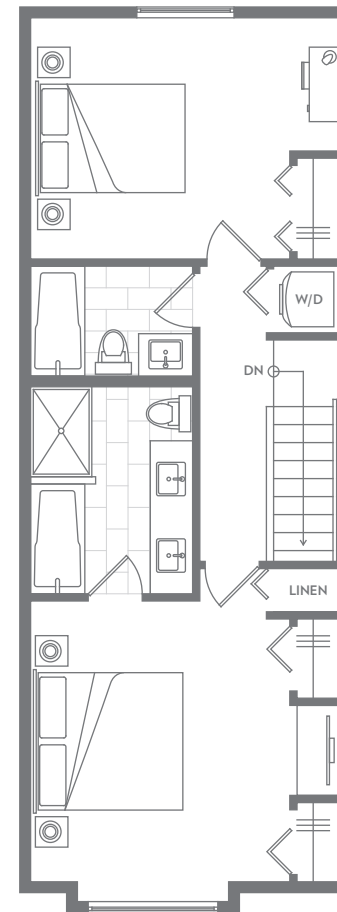
GUILDFORD THE GREAT II



GROUND



LIVING



SLEEPING

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Awesome Features

GUILDFORD THE GREAT II

GUILDFORD LOCATION

Situated in the vibrant neighbourhood of Guildford

Within walking distance to Guildford Town Centre, Guildford Recreation/Aquatics Centre, restaurants, shopping, schools, and parks

Conveniently located 5 minutes East of Burnaby and South of Coquitlam near major transit + commuter routes

TIMELESS EXTERIORS

Timeless shingle style architecture with real cedar shingles

Design elements highlight well-proportioned gables, protruding bays, flower boxes, real wood shutters and functional front stoops

Recessed entry emphasizes the architecture while providing essential cover from the elements

Individual entry gate and walkway (plan specific)

Indoor Amenity building featuring social room, kitchen and yoga studio

Walk out rear yard and/or expansive deck with a privacy screen

Layered landscaping of grasses, flowering shrubs and trees

Outdoor parks and green space with landscaped walking paths

THOUGHTFUL INTERIORS

Contemporary open living spaces with durable hardwood laminate flooring throughout main and lower living levels

Big character low-E windows to maximize light, ventilation, and energy efficiency

Tall 9' ceiling on main living level

Sunken living room with 10' ceiling (plan specific)

Custom drywall features to define & enhance space

Professionally designed lighting package

Powder room on main living level

Contemporary wood baseboards and door casings

Electric baseboard heating with individual thermostat controls in all rooms

Master bedroom designed for a king-sized bed

Walk-in or walk-thru closet in the master bedroom (plan specific)

Pantry, linen closet, and flexible storage

Space for full-sized washer + dryer

Entertainment centre wire management system

Side-by-side garage with under-stair storage (plan specific)

Silent operation garage door opener with two remotes

SPACIOUS KITCHENS

Convenient open-island, oversized kitchen

Contemporary, dark oak flat-panel or white shaker cabinetry with designer stainless steel hardware and soft close doors

Modern ceramic tile backsplash

Imported quartz countertop

Stainless steel double bowl sink

Polished chrome high-arc faucet with integrated spray

Stainless steel high-end appliance package

Full-height pantry (plan specific)

BEAUTIFUL BATHROOMS

Contemporary, dark oak flat-panel or white shaker cabinetry with designer stainless steel hardware and soft close doors

Grohe single-lever faucets in polished chrome

Deep soaker tubs and oversized showers with surrounding ceramic tile

Master ensuite bathroom feature:

- Double 'his + hers' sinks
- Floating vanity
- 5 piece (plan specific)

DAWSON + SAWYER STANDARD

Sturdy 2 x 6 exterior wall construction with R20 insulation

State-of-the-art rainscreen system

30-year manufacturer warranty on reinforced asphalt shingle roof with R40 insulation

All homes outfitted with smoke detectors, along with carbon monoxide detectors on bedroom floors

Low VOC paint and carpet

Protected by Travelers 2/5/10 Warranty Program

- 2-year Materials and Labour
- 5-year Building Envelope
- 10-year Structural

dawsonswyer.ca

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Renderings in this brochure are conceptual.
These are not exact images of the final product.